

**Application for Minor Variance**Section 45 of the *Planning Act*, R.S.O. 1990 c.P.13

**Please Note:** You are receiving this notice as you are within 60 meters of the subject property.

<b>Application Number:</b>	<b>A-2023-0356</b>
<b>Property Address:</b>	<b>25 Pennsylvania Avenue</b>
<b>Legal Description:</b>	<b>Plan M952, Lot 131, Ward 4</b>
<b>Agent:</b>	<b>Noble Prime Solutions Limited, Pavneet Kaur</b>
<b>Owner(s):</b>	<b>Surjit Singh Boparai,</b>
<b>Other applications:</b>	<b>nil</b>
<b>under the <i>Planning Act</i></b>	
<b>Meeting Date and Time:</b>	<b>Tuesday, December 19, 2023 at 9:30 am</b>
<b>Meeting Location:</b>	<b>Hybrid in-person and virtual meeting – Council Chambers, 4<sup>th</sup> Floor Brampton City Hall, 2 Wellington Street West</b>

**Purpose of the Application:**

1. To permit a proposed garden suite with a gross floor area of 37.16 square metres, whereas the by-law permits a garden suite to have a maximum gross floor area of 35 square meters; and
2. To permit a rear yard setback of 1.74 metres to a proposed garden suite, whereas the by-law requires a minimum rear yard setback of 2.5 metres to a proposed garden suite.

**Participate in the Meeting:**

- Send an email with your written comments to [coa@brampton.ca](mailto:coa@brampton.ca). Written submissions must include your name and mailing address, the application number or property address you are commenting on, and must be received no later than **4:00 pm on Thursday, December 14, 2023**.
- Participate in person by attending the meeting on the date and time noted above. You are encouraged to register for in person attendance by emailing [coa@brampton.ca](mailto:coa@brampton.ca) and indicating if you plan to address Committee.
- Participate virtually (computer, tablet or smartphone). To participate virtually via WebEx, you must register in advance, no later than **4:00 pm on Thursday, December 14, 2023**, by emailing [coa@brampton.ca](mailto:coa@brampton.ca), and providing your name, mailing address, phone number and email address. Confirmation of registration and participation instructions will be provided.

**Note:** Information provided in your correspondence, virtual or in-person delegation will become part of the public meeting record and will be posted on the City's website. If you do not participate in the public meeting, Committee may make a decision in your absence and you will not be entitled to any further notice in the proceedings.

**Viewing Application Materials:** The application and related materials are available online at [www.brampton.ca/en/city-hall/meetings-agendas](http://www.brampton.ca/en/city-hall/meetings-agendas) and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at [www.brampton.ca](http://www.brampton.ca).

**Appeal Process:** If you wish to be notified of the decision of Committee, you must submit a written request to [coa@brampton.ca](mailto:coa@brampton.ca). This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please be advised that only the applicant, municipality, certain public bodies and the Minister can appeal a decision to the OLT. If a decision is appealed, you may request participant status by contacting [olt.clo@ontario.ca](mailto:olt.clo@ontario.ca).

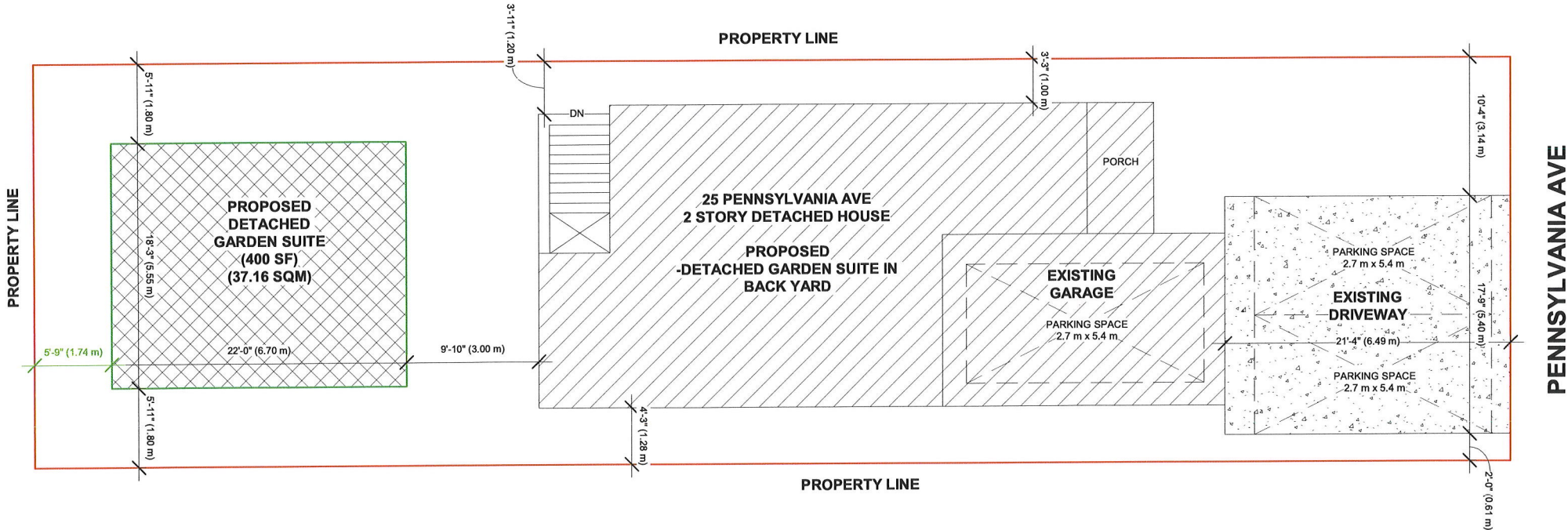
Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. This notice is to be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

Dated this 6th day of December 2023

Secretary Treasurer  
Committee of Adjustment, City Clerk's Office  
2 Wellington Street West, Brampton, L6Y 4R2  
P: 905.874.2117  
E: [coa@brampton.ca](mailto:coa@brampton.ca)


MINOR VARIANCE

- TO PERMIT A GARDEN SUITE MEASURING 37.16 sqm IN REAR YARD OF A PROPERTY, WHEREAS ZONING BY LAW ONLY PERMITS A GARDEN SUITE NO BIGGER THAN 35 sqm IN ANY PROPERTY;
- TO PERMIT 1.74m REAR SETBACK TO A GARDEN SUITE IN A REAR YARD, WHEREAS ZONING BY LAW REQUIRES MINIMUM 2.5m OF REAR SETBACK TO A GARDEN SUITE.



SITE PLAN/  
GRADING PLAN

DRAWN BY: NK  
CHECKED BY: JB  
PROJECT NUMBER: ....

The undersigned has reviewed and taken responsibility for this design and has qualifications and meet the requirements set out in the Ontario Building Code to be a designer		THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY THE DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.					
QUALIFICATION INFORMATION (Required unless design is exempted under 3.2.5 Division C of OBC)		ADDRESS: 25 PENNSYLVANIA AVE, BRAMPTON, ON		NOBLE PRIME SOLUTIONS LTD 2131 WILLIAMS PARKWAY UNIT 19, BRAMPTON, ON. info@nobleltd.ca (437) 888 1800			
DESIGNER	BCIN						
Tanvir Rai	103482						
							
FIRM	BCIN	01 ISSUED FOR APPROVAL		NOV 01/23			
Noble Prime Solutions Ltd	118716						
NOV 01/23				DATE:	NOV 01/23	DWG No:	A-1
				SCALE:	1 : 100		